
Project Approval

Section 75J of the *Environmental Planning and Assessment Act 1979*

I, as delegate for the Minister for Planning, approve the project referred to in Schedule 1, subject to the conditions of approval in the attached Schedule 2 and the Statement of Commitments in Schedule 3.

These conditions are required to:

- Adequately mitigate the environmental impact of the development;
- Protect environmentally significant land;
- Maintain the amenity of the local area; and
- Encourage good subdivision design

SHaddad

Sam Haddad
Director-General

Sydney, *8th* September 2009

SCHEDULE 1

PART A—TABLE

Application made by:	Postfox Pty Ltd.
Application made to:	Minister for Planning
Project Application Number:	08_0014
On land comprising:	Lot 9 DP 244002 and Lot 358 DP 755242 Corner of Morisset Park Road and Chifley Road, Morisset Park.
Local Government Area	Lake Macquarie City Council
For the carrying out of:	63 lot residential subdivision
Type of development:	Project Application
Determination made on:	
Date approval is liable to lapse:	5 years from the date of determination

PART B—NOTES RELATING TO THE DETERMINATION OF MP NO. 08_0014

Responsibility for other consents / agreements

The Proponent is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Appeals

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

Appeals—Third Party

A third party right to appeal to this approval in the manner set out in the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

Legal notices

Any advice or notice to the approval authority shall be served on the Director-General.

PART C—DEFINITIONS

In this approval,

Act means the *Environmental Planning and Assessment Act 1979*.

Advisory Notes means advisory information relating to the approved development but do not form a part of this approval.

BCA means Building Code of Australia

Construction Certificate means a construction certificate for bulk earthworks or civil works unless specified otherwise.

Council means Lake Macquarie City Council

CPI means Consumer Price Index.

Department means the Department of Planning or its successors.

Director-General means the Director-General of the Department.

Environmental Assessment means the Environmental Assessment prepared by de Witt Consulting and dated November 2008, including all Appendices.

Minister means the Minister for Planning.

Project means the project as described in Condition A1 to this approval.

PCA means a Principal Certifying Authority and has the same meaning as Part 4A of the Act.

Proponent means Postfox Pty Ltd. or any party acting upon this approval.

Regulation means the *Environmental Planning and Assessment Regulation 2000*.

Response to Submissions means the Response to Submissions prepared by de Witt Consulting dated 4 May 2009 and additional information dated 14 July 2009.

Subject Site has the same meaning as the land identified in Part A of this schedule.
